



CITY OF FOUNTAIN VALLEY

www.fountainvalley.org

10200 SLATER AVENUE • FOUNTAIN VALLEY, CA 92708-4736 • (714) 593-4400, FAX: (714) 593-4498

September 16, 2009

Department of Housing and Community Development

~~P.O. Box 3044~~ 1800 3RD St, Rm. 430
Sacramento, CA ~~95812-3044~~ 95814

HOUSING POLICY
DEVELOPMENT, HCD

SEP 22 2009

SUBJECT: Annual Report on the Status of the General Plan

To Whom it May Concern:

Please find the City of Fountain Valley Annual Report for fiscal year 2008-2009. The submittal of this report is per the requirements set forth in Government Code Section 65400(b).

If you have any questions or concerns on this matter, please feel free to give me a call at (714) 593-4431.

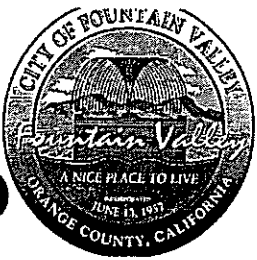
Sincerely,

CITY OF FOUNTAIN VALLEY

Steven Ayers
Planner

SA:dd

Enclosure



CITY OF FOUNTAIN VALLEY

COUNCIL ACTION REQUEST

**To: Honorable Mayor and
Members of the City Council**

Agenda Date: September 15, 2009

**Subject: ANNUAL REPORT OF THE FOUNTAIN VALLEY PLANNING
COMMISSION AND THE PLANNING DEPARTMENT ACTIVITIES FOR
FY 2008-09**

EXECUTIVE SUMMARY:

Government Code Section 65400(b) requires that the Planning Commission provide an Annual Report to the City Council on the status of the Comprehensive General Plan and progress in its implementation. At its meeting of August 12, 2009, the Planning Commission approved the report and recommended that staff forwarded it to the City Council for its review and filing.

It is recommended that the City Council approve the report and direct staff to submit the report to the Office of Planning Research and the Department of Housing and Community Development.

DISCUSSION:

At its meeting of August 12, 2009, the Planning Commission reviewed the Annual Report and by unanimous vote, recommended approval of the report as presented and recommended transmission of the report to the City Council for its review and filing. The Annual Report provides a status of the Community's General Plan and outlines the activities of the Planning Commission and the Planning Department. Each section identifies the most significant issues and accomplishments addressed by the Planning Commission and the Planning Department for the 2008-09 fiscal year.

State law requires the City Council to approve a report and to transmit a copy to the Office of Planning Research and the Department of Housing and Community Development.

ALTERNATIVES:

Alternative No. 1: Approve the FY 2008-09 Annual Report for the Planning Department as recommended by the Planning Commission and direct Staff to transmit a copy to the Office of Planning Research and the Department of Housing and Community Development.

CITY OF FOUNTAIN VALLEY

ANNUAL PLANNING REPORT

FISCAL YEAR 2008-2009



SUBMITTED TO THE
FOUNTAIN VALLEY CITY COUNCIL
BY THE
FOUNTAIN VALLEY PLANNING COMMISSION
SEPTEMBER 2009

CITY COUNCIL MEETINGS

First and Third Tuesday of each month at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

REDEVELOPMENT AGENCY MEETINGS

First and Third Tuesday of each month at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

PLANNING COMMISSION MEETINGS

Second and Fourth Wednesday of each month at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

HOUSING ADVISORY BOARD MEETING

First Wednesday of each month at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

SIGN COMMITTEE MEETINGS

Second and Fourth Wednesday of each month at 6:30 p.m.
Conference Room #1 - Fountain Valley Civic Center

ENVIRONMENTAL AND DEVELOPMENT REVIEW COMMITTEE MEETINGS

First and Third Thursday of each month at 3:00 p.m.
Conference Room #1 - Fountain Valley Civic Center

MINOR VARIANCE COMMITTEE MEETINGS

First and Third Wednesday of each month at 9:00 a.m.
Conference Room #1 - Fountain Valley Civic Center

Fountain Valley Civic Center
10200 Slater Avenue
Fountain Valley, California 92708
(714) 593-4425

FOUNTAIN VALLEY TODAY

Area in square miles	9.75
Total miles of city street	135.0
Total miles of state highway	2.7
Total developed residential acreage	3,040
Total developed commercial acreage	361
Total developed industrial acreage	450
Population	58,309*
Dwelling Units	18,671*
Single Family Housing Units	
Detached	12,437*
Attached	2,247*
Multi-Family Housing Units	3,794*
Mobile Homes	398*

Source: City of Fountain Valley General Plan Update, City of Fountain Valley (1995)

*Source: City of Fountain Valley Community Economic Profile, City of Fountain Valley (2009), referencing 2000 Census and California Department of Finance statistics

GENERAL PLAN

All cities and counties in California are required by law to adopt a General Plan. The General Plan identifies the long-range plan for the community and establishes the policies that guide the physical development of the community. The General Plan consists of seven mandatory "elements" that address specific issue areas. State Law does not dictate the content or format of the General Plan, but State Law does require that the document be internally consistent and congruent with the zoning map.

Fountain Valley's first General Plan was adopted in the early 1960s. The first General Plan served as an excellent "blueprint" for the City, guiding its development for almost three decades. However, changing local characteristics and recent state requirements regarding the content of a General Plan provided a basis for the General Plan update.

The Fountain Valley City Council adopted a Comprehensive General Plan Update on March 21, 1995. The Updated General Plan contains a comprehensive set of goals and policies which will guide the direction, type of growth, and the physical development within the City. The Plan reflects the uniqueness of Fountain Valley and has been written to recognize and reinforce the same characteristics which have shaped this City both physically and socially.

The Fountain Valley General Plan is a statement by local citizens and the City Council of what they feel is in the best interest of their community. It serves as a blueprint for the managed growth and change in the community for the next twenty years. The General Plan implements, in the form of text, maps and illustrations, the policies and programs necessary to create and maintain a functional, healthful and desirable environment in which to work and live.

The Housing Element is the only element that is mandated to be updated and certified every five years. The City of Fountain Valley General Plan Update was adopted in 1995. The last housing element update was completed December 2000. The City of Fountain Valley is currently updating the Housing Element.

The General Plan Update was prepared in accordance with California Government Code Section 65300, et. seq., and the California Environmental Quality Act and Guidelines (California Public Resources Code 21000, et. seq. and the California Code of Regulations 15000, et. seq.). For complete information, refer to the City of Fountain Valley General Plan Update documents, which consist of the following three volumes: Volume I - Existing Conditions Synthesis Report, Volume II - Master Environmental Impact Report, and Volume III - General Plan (including Implementation Plan).

SUMMARY OF PLANNING ACTIVITIES FOR FY 2008-2009

Planning Commission	Reviewed	Approved	Denied	Withdrawn	Pending	Reviewed by City Council		
						Approved	Denied	Pending
Code Amendments	6	6				4		2
Conditional Use Permits	31	29	2					
Development Reviews	5	5						
Development Agreements								
Environmental Impact Reports								
General Plan Amendments								
General Plan Conformance Finding	1	1						
Negative Declarations								
Planning Commission Interpretations								
Policy Statements								
Precise Plan	2	2						
Resolution Review-Cell Site 5 Year Review	1	1						
Tentative Tract Maps								
Specific Plans								
Variances	4	4						
Zone Changes	1	1						
Area Variance Committee								
Area Variances	18	18						
Sign Committee								
Sign Permits	36	36						
Subdivision Committee								
Lot Line Adjustments	1	1						
Tentative Parcel Maps	1	1						
Planning Director								
Resolution Reviews	32	30			2			

HOUSING ACTIVITIES

During FY 2008-2009, the Housing and Community Development (HCD) Division assisted a total of nine (9) households through the Single Family and Mobile Home Improvement Programs. Additionally, the HCD Division provided grants to six (6) Public Service Agencies which, in turn, assisted nine hundred sixty four (964) eligible persons. An additional seventy one (71) households were assisted with Fair Housing Services. Sixty seven (67) Affordable First Time Buyer Units and two hundred sixty three (263) Affordable Rental Units were monitored by the HCD Division. Because of the high costs of homes in the City of Fountain Valley, the HCD Division did not provide assistance to any first-time homebuyers under the First-Time Homebuyer Program.

The HCD Division provides down payment assistance for first-time homebuyers through its First-Time Homebuyer Program. In 2007, the HCD Division restructured the amounts loaned to qualifying applicants. Eligible persons can now receive up to \$50,000 for a one bedroom unit, \$100,000 for a two bedroom unit, or \$150,000 for a three or more bedroom unit in the form of a forty-five year loan with interest and payments deferred for the first ten years of the loan. The First Time Homebuyer Loan is secured by a second trust deed in conjunction with a first mortgage offered by a participating lender.

The HCD Division also provided Community Development Block Grant (CDBG) Program funds to the City's Code Enforcement Program through which code violations on five hundred sixty-eight (568) properties located in the City's low-income areas were identified and abated. Administratively, the HCD Division prepared and submitted the City's FY 2007-2008 Consolidated Annual Performance and Evaluation Report (CAPER).

California's Housing Element law requires that each city develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. A local jurisdiction's 'fair-share' of regional housing need is the number of additional dwelling units that will need to be constructed during a given seven-year planning period. The 2006-2014 Regional Housing Needs Allocation (fair share housing needs) for the City of Fountain Valley is below.

Income Level	Housing Unit Construction Need 2006	Constructed 2006- 2008
	2014	
Extremely Low	51	89
Very Low	52	
Low	83	
Moderate	92	19
Above Moderate	189	73
Total	467	181

*City affordability requirement – 49% of a 156 unit senior apartment development to be provided for low and very low income households. State tax credit affordability requirements require 100% of units to be available to low and very low income households.

Code Enforcement Annual Report 2008-2009

For the period July 1, 2008 through June 30, 2009

RESIDENTIAL CASES

<u>NATURE OF COMPLAINT</u>	<u>TOTAL CASES</u>	<u>COMPLIED CASES</u>
ANIMAL KEEPING VIOLATION	15	14
ATTRACTIVE NUISANCE	12	12
BANNER PERMIT REQUIRED	17	17
BUILDING PERMIT REQUIRED	145	135
BUSINESS LICENSE REQUIRED	4	4
CUP VIOLATION	2	1
ENCROACHMENT	54	53
GARAGE CONVERSION	2	1
GRAFFITI	26	26
INOPERABLE VEHICLE	42	30
LAND USE VIOLATION	55	54
LANDSCAPE MAINTENANCE	107	102
LAWN PARKING	32	32
NOISE VIOLATION	19	19
NPDES	5	5
OUTDOOR STORAGE	8	8
OVERGROWN VEGETATION	106	104
PAINT VIOLATION	1	1
PROHIBITED SIGN	84	82
PROPERTY MAINTENANCE	38	37
PUBLIC NUISANCE	33	31
SETBACK REQUIREMENT	3	3
SHOPPING CART	51	51
TEMPORARY USE PERMIT REQUIRED	3	3
TRASH AND DEBRIS	100	99
TRASH CANS IN PUBLIC VIEW	743	738
VEGETATION OVERGROWTH	292	271
Total Residential Cases	1999	1933

Code Enforcement Annual Report 2008-2009
For the period July 1, 2008 through June 30, 2009
Page 3

MANUFACTURING CASES

<u>NATURE OF COMPLAINT</u>	<u>TOTAL CASES</u>	<u>COMPLIED CASES</u>
BANNER PERMIT REQUIRED	2	2
BUILDING PERMIT REQUIRED	1	1
CUP VIOLATION	3	3
DEVELOPMENT REVIEW REQUIRED	3	3
LAND USE VIOLATION	2	2
PAINT VIOLATION	1	1
OUTDOOR DISPLAY	3	3
OUTDOOR STORAGE	3	3
PROHIBITED SIGN	5	5
SHOPPING CART	1	1
TRASH & DEBRIS	1	1
Total Manufacturing Cases	25	25

TOTALS AND OTHER DATA

TOTAL CASES HANDLED	2,365
TOTAL COMPLIED CASES	2,287
VOLUNTARY COMPLIANCE RATE	96.7%
TEMPORARY SIGNS/BANNER PERMITS ISSUED	175
PARKING LOT SALE PERMITS ISSUED	44
SEASONAL SALE PERMITS ISSUED	7
SPECIAL EVENT PERMITS ISSUED	29